167.0	0004	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,057,100 /	1,057,100
					USE VALUE:	1,057,100 /	1,057,100
					ASSESSED:	1,057,100 /	1,057,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
177		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZAVADSKY ALENA
Owner 2:	
Owner 3:	
Street 1:	177 PARK AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LUKOMYANSKY ARTHUR & -
Owner 2:	ZAVADSKAYA ALENA -
Street 1:	177 PARK AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .269 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1871, having primarily Aluminum Exterior and 3395 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11727.000	538,300	5,500	513,300	1,057,100
Total Card	0.269	538,300	5,500	513,300	1,057,100
Total Parcel	0.269	538,300	5,500	513,300	1,057,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 311.37 | /Parcel: 311.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 110739

GIS Ref

GIS Ref

Insp Date 06/14/18

!12941!

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	538,300	5500	11,727.	513,300	1,057,100		Year end	12/23/2021
2021	104	FV	512,200	5500	11,727.	513,300	1,031,000		Year End Roll	12/10/2020
2020	104	FV	512,300	5500	11,727.	513,300	1,031,100	1,031,100	Year End Roll	12/18/2019
2019	104	FV	411,100	5500	11,727.	513,300	929,900	929,900	Year End Roll	1/3/2019
2018	104	FV	411,100	5500	11,727.	454,600	871,200	871,200	Year End Roll	12/20/2017
2017	104	FV	385,200	5500	11,727.	381,300	772,000	772,000	Year End Roll	1/3/2017
2016	104	FV	385,200	5500	11,727.	381,300	772,000	772,000	Year End	1/4/2016
2015	104	FV	320,300	5500	11,727.	329,900	655,700	655,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:50:46

LAST REV

Date	Time
07/08/21	13:51:24
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12941

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUKOMYANSKY ART	77481-290	1	4/12/2021	Family	270,000	No	No	4	
LUKOMYANSKY ART	67587-345		7/8/2016	Convenience	1	No	No		
LUKOMYANSKY A /	58847-483		4/9/2012	Convenience	1	No	No		
LUKOMYANSKY A /	55315-67		9/3/2010	Convenience	1	No	No		
LUKOMYANSKY ART	51585-66		8/18/2008	Family	1	No	No		
SANDRELLI DONAL	50858-323		3/10/2008	Change>Sale	584,000	No	No		
	14807-373		12/1/1982		1	No	No		A

USER DEFINED

Prior Id # 1:	110739
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2011	332	Manual	7,000					INSULATION
3/26/2008	272	Add Bath	7,400	C		G9	GR FY09	install kitchen ca

ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2021	SQ Returned	JO	Jenny O
6/23/2021	SQ Mailed	MM	Mary M
6/14/2018	Inspected	CC	Chris C
5/17/2018	MEAS&NOTICE	CC	Chris C
10/29/2008	Meas/Inspect	355	PATRIOT
10/22/2008	Missed Appt.	345	PATRIOT
7/6/2006	OWNR INFO	BR	B Rossignol
2/9/2000	Inspected	276	PATRIOT
12/28/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11727		Sq. Ft.	Site		0	70.	0.63	8			Med. Tr	-5					513,255						513,300	

Total AC/HA:	0.26921	Total SF/SM:	11727	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	513,255	Spl Credit		Total:	513,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1871	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.95927835
Const Adj.:	0.98990101
Adj $ / SQ:	161.430
Other Features:	129000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	780217
Depreciation:	241867
Depreciated Total:	538350

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	7	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	7	4	
Totals			
2	13	7	

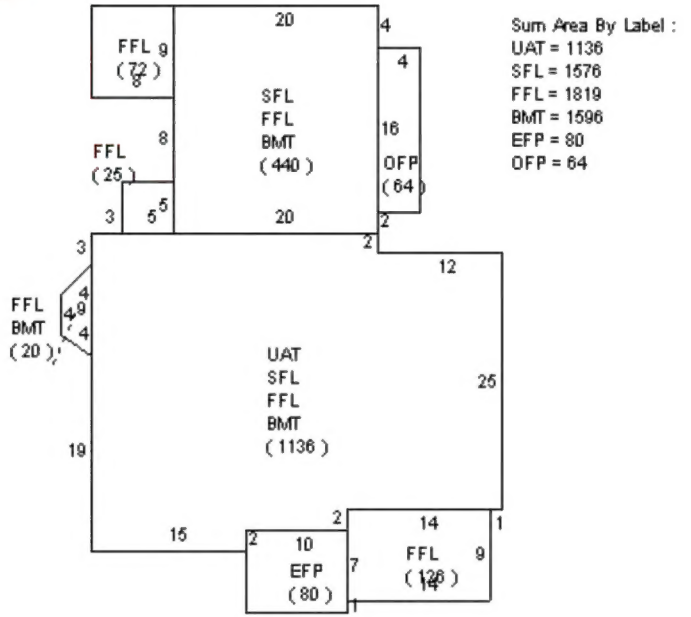
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	161.43
Special Features:	0	Val/Su Net:	99.34
Final Total:	538300	Val/Su SzAd	158.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,819	161.430	293,642
BMT	Basement	1,596	48.430	77,293
SFL	Second Floor	1,576	161.430	254,414
UAT	Upper Attic	284	64.570	18,338
EFP	Enclos Porch	80	60.640	4,851
OFP	Open Porch	64	41.850	2,679

Net Sketched Area:	5,419			Total:	651,217
Size Ad	3395	Gross Area	6271	FinArea	3395

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22x20	A	AV	1940	20.68	T	40	104			5,500			5,500
2	Frame Shed	D	Y	1	12X8	F	FR	1980	0.00	T	39	104						

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500

IMAGE

AssessPro Patriot Properties, Inc